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11-3-31-5.1 v1 7

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Western United Life Assurance Company, a corporation hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto (b) (6), hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of MULTNOMAH, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART THEREOF

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$200,000.00 (original contract sale price). This deed is given in fulfillment of contract dated OCTOBER 26, 1994, between (b) (6), AN INDIVIDUAL, as Seller and (b) (6), HUSBAND AND WIFE, as Purchaser, and recorded on OCTOBER 31, 1994, as Recorder's Fee No. 94 162316.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated: March 17, 1997

Western United Life Assurance Company

By: Anthony A. Steffens, as Vice President

By: Reuel Swanson, Secretary

Recorded in the County of Multnomah, Oregon
C. Swick, Deputy Clerk

58.00

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A31 3 0.00 15.00 3.00 20.00 20.00

TRANSACTION
TITLE INSURANCE 2232504/M1585638

Ref to

MARCH 24 1997

USEPA SF

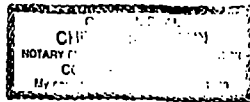


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STATE OF WASHINGTON)
)
COUNTY OF SPOKANE)

On March 17, 1997, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Anthony A. Steffens and Reuel Swanson to me known to be the Vice-President and Secretary, respectively, of Western United Life Assurance Company the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.



[Signature]

Notary Public in and for the State of
Washington, residing in Spokane County.

Grantor's Name & Address: State of Oregon)
Western United Life Assurance Co)ss.
W. 929 Sprague Avenue County of _____
Spokane, WA 99204

Grantee's Name & Address: I certify that the within instrument was received on
the _____ day of _____ at _____
o'clock ____M., and recorded in Book/Reel/Volume
No. _____ at page _____ or as
fee/file/instrument/microfilm/reception no. _____
Record Deeds of said County.

After Recordation Return To: Witness my hand and seal of County
affixed.

Until Requested Otherwise _____
Send All Tax Statements To: Name/Title
By: _____ Deputy

MARCH 24 1997

EXHIBIT A

A parcel of land in Section 2, Township 2 North, Range 1 West of the Willamette Meridian, Multnomah County, Oregon, described as follows:

BEGINNING at the point of intersection of the division line of the Leonard Jewitt Donation Land Claim with the Easterly right of way line of Gillihan Road No. 1159, the said point being on the North line of the Omar Spencer property, said point also being 6464.0 feet East of the Northwest corner of the South half of said Jewitt Donation Land Claim; thence along said division line East, a distance of 559.0 feet to the low water line of the Columbia River; thence along said low water line, South $2^{\circ}30'$ East, a distance of 100.0 feet; thence West parallel with said division line, a distance of 566.42 feet to the said Easterly right of way line of Gillihan Road; thence North $1^{\circ}45'$ East, a distance of 100.0 feet to the point of beginning.

MARCH 24 1997